



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: October 23, 2020 REPORT NO. PC-20-063  
HEARING DATE: October 29, 2020  
SUBJECT: Georgia Lofts TM, Process Four Decision  
PROJECT NUMBER: [653775](#)  
OWNER/APPLICANT: BWY Properties/Christensen Engineering

### SUMMARY

Issue: Should the Planning Commission approve a Tentative Map to create ten residential condominiums (under construction) and the consolidation of two lots into one at 4375 Georgia Street in the RM-3-9 zone, the North Park Community Plan area and Council District 3?

Community Planning Group Recommendation: On May 19, 2020, the North Park Planning Committee (NPPC) approved the project 12 to 1. Although the NPPC did not place conditions on the project, they expressed general concerns regarding the process of creating condominium maps, which are described herein.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 18, 2020, and the opportunity to appeal that determination ended October 2, 2020.

Fiscal Impact Statement: Applicant paid application fees of \$13,059.46 for the processing of this project.

### BACKGROUND

The Georgia Lofts TM project is located at 4375 Georgia Street. The 0.16-acre site is zoned RM-3-9 within the Residential - Very High: 55-73 Du/Ac land use designation within the North Park Community Plan. All adjacent properties are located within the same zone and land use designation.

There was no discretionary permit required for the existing construction at the site. Building Permit No. 2217216 for ten residential units was issued in accordance with the regulations of the RM-3-9 zone on April 9, 2019 as part of Project No. 621859. Those units are currently under construction. The proposed project is a subdivision only and does not propose any additional development.

## DISCUSSION

### Project Description:

The project proposes the creation of ten new condominium units. The units meet all applicable Municipal Code requirements as approved by Building Permit 2217216. The proposed subdivision complies with all applicable development regulations and no deviations are proposed. Future purchasers of the units will be required to adhere to the development regulations of the RM-3-9 zone. The property will continue to front on and take access from Georgia Street, with all required public utilities and services located adjacent to the site. No additional development is proposed with this map, which waives the requirement to underground existing offsite overhead utilities pursuant to San Diego Municipal Code section 144.0242(c)(1) because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

### Community Planning Group:

On May 19, 2020, the North Park Planning Committee (NPPC) approved the project 12 to 1. Although the NPPC did not recommend project conditions, they expressed general concern regarding the process of creating condominium maps. Their May 19, 2020 minutes state that:

“The NPPC approves the Tentative Map for Georgia Lofts at 4375 Georgia St. because increasing access to opportunities to home ownership increases neighborhood stability and desirability. However, the NPPC strongly believes that the often-used “dual tracking” method of initially permitting a building as apartments, to later change to condominiums, deliberately circumvents neighborhood input into the design process. NPPC would like to work with city staff to improve upon this process.”

Community Planning Groups only advise on discretionary projects. A discretionary permit was not required for the ten-unit building; therefore, that project was not required to appear before the NPPC. Because a Tentative Map is a discretionary action, the current project was presented to the NPPC. The scope of their recommendation is limited to the mapping action.

### Conclusion:

The proposed Tentative Map does not propose physical development. The subdivision complies with all applicable development regulations and no deviations are proposed. Future purchasers of the condominium units will be required to adhere to the development regulations of the RM-3-9 zone. Therefore, the proposed subdivision complies with the applicable zoning and development

regulations of the Land Development Code, and staff recommends that the Planning Commission APPROVE Tentative Map 2375818.


ALTERNATIVES

1. Approve Tentative Map 2375818, with modifications.
2. Deny Tentative Map 2375818, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



PJ Fitzgerald  
Deputy Director  
Development Services Department



Travis Cleveland  
Development Project Manager  
Development Services Department

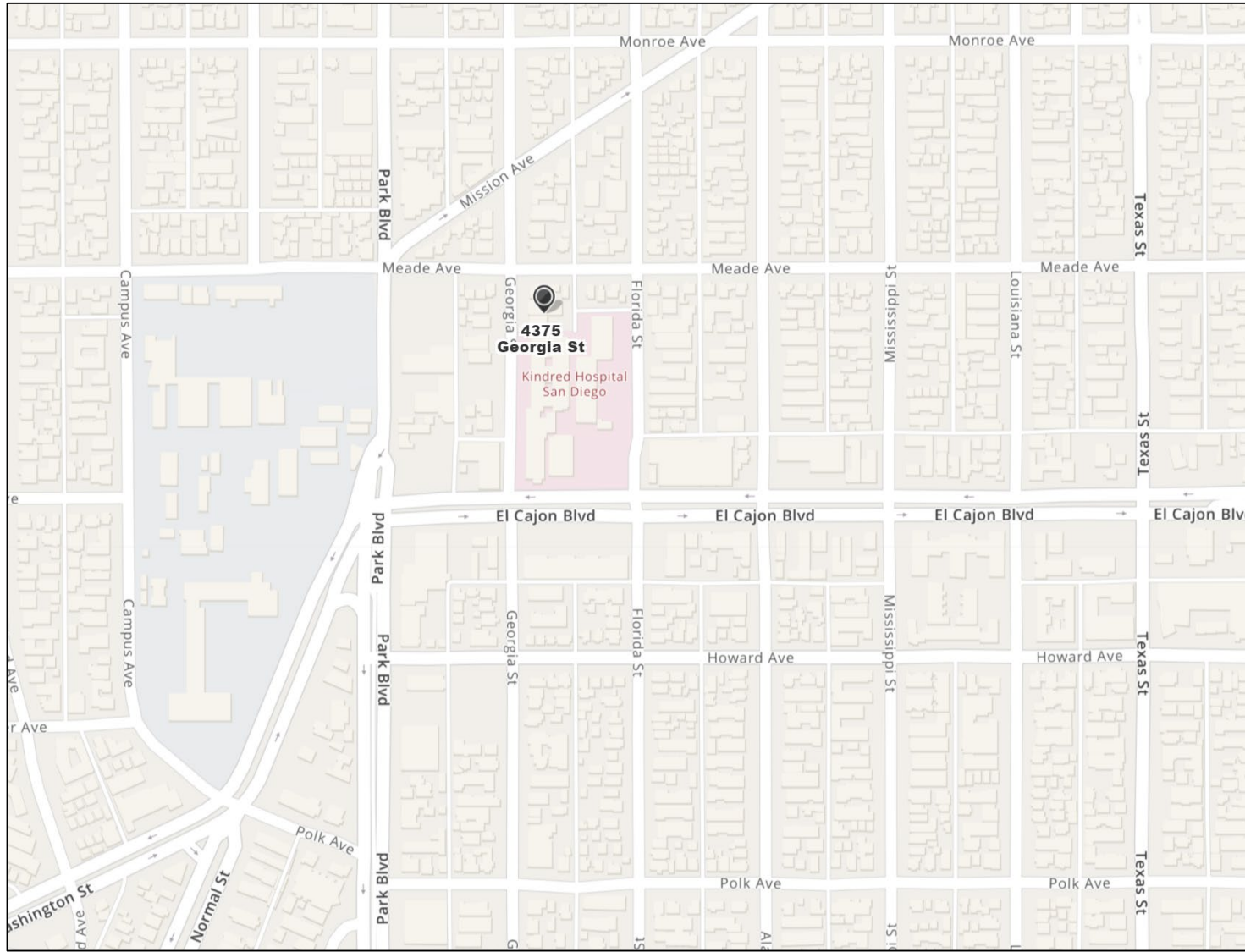
FITZGERALD/TAC

Attachments:

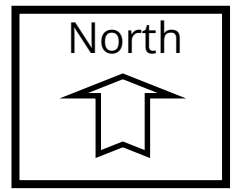
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Map Resolution with Findings
6. Draft Map Conditions
7. Ownership Disclosure Statement
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Map Exhibit



# Project Location Map



**Georgia Lofts TM, Project Number 653775**  
**4375 Georgia Street**





# Community Plan

**LEGEND**

**Residential**

- Residential - Low : 5-9 Du/Ac
- Residential - Low Medium : 10-15 Du/Ac
- Residential - Medium : 16-29 Du/Ac
- Residential - Medium High : 30-44 Du/Ac \*
- Residential - High : 45-54 Du/Ac
- Residential - Very High : 55-73 Du/Ac**

**Commercial, Employment, Retail, and Services**

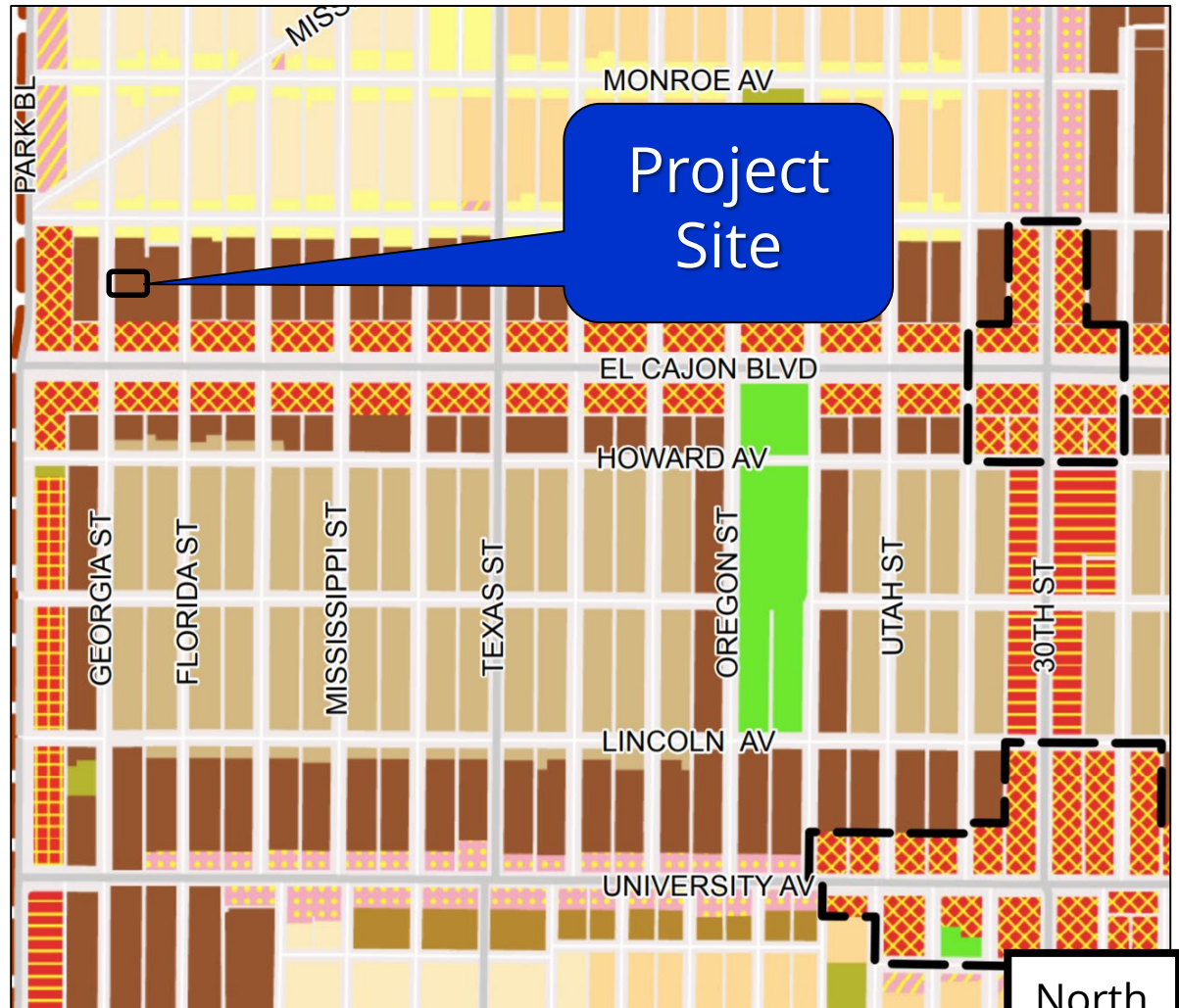
- Community Commercial : 0-29 Du/Ac
- Community Commercial : 0-44 Du/Ac
- Community Commercial : 0-54 Du/Ac
- Community Commercial : 0-73 Du/Ac\*\*
- Community Commercial : 0-109 Du/Ac\*\*\*
- Neighborhood Commercial : 0-29 Du/Ac
- Neighborhood Commercial : 0-73 Du/Ac

**Park, Open Space, and Recreation**

- Open Space
- Park

**Institutional, and Public/Semi-Public Facilities**

- Institutional
- Community Village
- Community Plan Boundary



ATTACHMENT 2

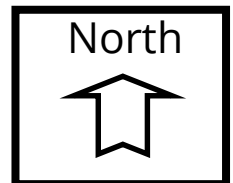
**Georgia Lofts TM, Project Number 653775  
4375 Georgia Street**



# Aerial Photo



**Georgia Lofts TM, Project Number 653775**  
**4375 Georgia Street**



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Georgia Lofts TM, Project No. 653775	
<b>PROJECT DESCRIPTION:</b>	Tentative Map to create ten residential condominiums (under construction) and the consolidation of two lots into one, and a waiver of the requirement to underground existing off-site overhead utilities.	
<b>COMMUNITY PLAN AREA:</b>	North Park	
<b>DISCRETIONARY ACTIONS:</b>	Tentative Map (TM)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential - Very High: 55-73 Du/Ac	
<b>ZONING INFORMATION:</b>		
<b>ZONE:</b> RM-3-9		
<b>LOT SIZE:</b> 6,979 square feet (0.16 acres)		
<b>HEIGHT LIMIT:</b> N/A, no physical development proposed		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential - Very High: 55-73 Du/Ac	Multiple-dwelling units
<b>SOUTH:</b>	Residential - Very High: 55-73 Du/Ac	Hospital
<b>EAST:</b>	Residential - Very High: 55-73 Du/Ac	Hospital
<b>WEST:</b>	Residential - Very High: 55-73 Du/Ac	Single-dwelling unit
<b>DEVIATIONS REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On May 19, 2020, the North Park Planning Committee (NPPC) approved the project 12 to 1.	

PLANNING COMMISSION RESOLUTION NUMBER R-\_\_\_\_\_  
TENTATIVE MAP NO. 2375818  
GEORGIA LOFTS TM - PROJECT NO. 653775

WHEREAS, BWY PROPERTIES, Subdivider, and CHRISTENSEN ENGINEERING, Engineer, submitted an application to the City of San Diego for a tentative map, Tentative Map No. 2375818 for the consolidation of two lots into one and the creation of ten condominium units currently under construction, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 4375 Georgia Street in the RM-3-9 zone and the North Park Community Plan. The property is legally described as: Lots 5 and 6 of Block 99 of University Heights, in the City of San Diego, County of San Diego, State of California, according to amended map thereof made by G. A. D'Hemecourt in Book 8, Page 36 et seq of Lis Pendens, filed in the Office of the County Recorder of San Diego County, San Diego, California; and

WHEREAS, the map proposes the consolidation of a 0.160-acre site into one (1) lot for a ten (10) unit residential condominium creation; and

WHEREAS, on October 29, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline 15305; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act, California Government Code section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and



WHEREAS, the request to waive the undergrounding of existing offsite overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(1) because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on October 29, 2020, the Planning Commission of the City of San Diego considered Tentative Map No. 2375818, including the waiver of the requirement to underground existing offsite overhead utilities, pursuant to San Diego Municipal Code sections 125.0440 and 144.0240 and Subdivision Map Act , California Government Code section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission, having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map 2375818:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The project proposes the creation of ten residential condominiums within a residential building that is currently under construction. The 0.16-acre project site is located at 4375 Georgia Street in the RM-3-9 zone and the Residential - Very High: 55-73 Du/Ac land use designation within the North Park Community Plan. All adjacent properties are located within the same zone and land use designation.

The project is consistent with North Park Community Plan goals and policies, including the provision of a diversity of housing options through new construction and the preservation of existing quality housing stock, and the provision of a diverse mix of housing opportunities. This development is within close proximity to transit and services along El Cajon Boulevard, which is also consistent with the Community Plan. Therefore, the proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

The project proposes the creation of ten new condominium units that are currently under construction. The units were approved by a building permit and are being developed in accordance with the regulations of the RM-3-9 zone. The project is a subdivision only and does not propose any additional development.

The subdivision complies with all applicable development regulations and no deviations are proposed. Future purchasers of the units will be required to adhere to the development regulations of the RM-3-9 zone. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

**3. The site is physically suitable for the type and density of development.**

The project proposes the creation of ten new condominium units that are currently under construction. The units were designed and permitted in accordance with the regulations of the RM-3-9 zone and they and comply with the established density for the site. The project is a subdivision only and does not propose any additional development. The building that will contain the new units meets all applicable Municipal Code requirements, and future tenants will be required to adhere to the development regulations of the RM-3-9 zone. Therefore, the proposed subdivision meets the requirements of the zone and land use designation.

The new condominium units (or the project??) would continue to front on and take access from Georgia Street, with all required public utilities and services located adjacent to the site. No additional development is proposed with this map. Therefore, the site is physically suitable for the type and density of development.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The project proposes the creation of ten new condominium units that are currently under construction in accordance with a previously issued building permit. It is located in a developed, urban neighborhood. The project does not propose any additional development.

There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site, which is surrounded by existing development. The project was determined to be exempt from CEQA pursuant to State CEQA Guidelines Section 15305. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife on their habitat.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

The project proposes the creation of ten new condominium units that are currently under construction. The units were approved by a building permit and are being developed in accordance with the regulations of the RM-3-9 zone, including applicable health and safety requirements. The project is a subdivision only and does not propose any additional development.

The Tentative Map was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approval, including utility undergrounding, installation of public improvements (including a traffic signal), and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code.

The developed project site is served by existing underground utilities and access to the site will be taken from Georgia Street. The frontage is developed with existing curb, gutter, and sidewalk that would remain. Future development would be required to comply with Land Development Code Regulations and Building Permit requirements. Therefore, the project is not detrimental to the public health, safety, and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The project proposes the creation of ten new condominium units that are currently under construction. This project is located in a developed, urban neighborhood and does not propose any additional development. The site will continue to be accessed from the existing public street which is developed with curb, gutter, and sidewalk. Future development would be required to comply with Land Development Code regulations and Building Permit requirements and there are no existing access easements through the property. Existing easements to the City of San Diego for utilities will remain. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The project proposes the creation of ten new condominium units that are currently under construction in accordance with a building permit that includes setback and height limitations to ensure adequate natural light and air movement between the future structures. This project is located in a developed, urban neighborhood and does not propose any additional development.

The proposed condominium subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The project proposes no additional development, and future development would be required to comply with Land Development Code regulations and Building Permit requirements, which includes setback and height limitations to ensure adequate natural light and air movement between the future structures. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The subdivision does not propose additional development. The building currently under construction paid all applicable in-lieu fees; therefore, it is not anticipated to have an adverse impact on the housing needs of the region. Future development on the property would be subject to the underlying zone regulations at the time of the application. The site is served by existing public infrastructure, including the developed Georgia Street right-of-way and utility lines. Impacts to environmental resources would be avoided because the site is located in a developed, urban neighborhood and does not contain nor is adjacent to such resources. Therefore, there would be no additional demand for public services or available fiscal and environmental resources associated with the conversion of rental units to condominium ownership.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map 2375818, including the waiver of the requirement to underground existing offsite overhead utilities, is, hereby granted to BWY PROPERTIES subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Travis Cleveland  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 12002110

PLANNING COMMISSION  
CONDITIONS FOR TENTATIVE MAP NO. 2375818  
GEORGIA LOFTS TM - PROJECT NO. 653775  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON OCTOBER 29, 2020

**GENERAL**

1. This Tentative Map will expire October 29, 2023.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to California Government Code section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**ENGINEERING**

6. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

9. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall install a new streetlight adjacent to the site on Georgia Street.
10. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 2238736, PTS# 626113 including driveway closure, new curb, gutter, sidewalk, and sidewalk underdrains, adjacent to the site on Georgia Street.
11. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

**MAPPING**


12. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
13. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
14. The Final Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.
15. Prior to the expiration of the tentative map, if approved, a Final Map to consolidate and subdivide the properties into 10 residential condominium units shall be recorded at the County Recorder's office.
16. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the San Diego Municipal Code and Subdivision Map Act, California Government Code Section 66495.

17. All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

**INFORMATION:**

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 12002110

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM</b> <b>DS-318</b>
			October 2017

Approval Type: Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other \_\_\_\_\_

Project Title: Georgia Lofts Tentative Map Project No. For City Use Only: \_\_\_\_\_

Project Address: 4375 Georgia Street

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. 20203510250

Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: Bwy Properties LLC, a California Limited Liability Company  Owner  Tenant/Lessee  Successor Agency

Street Address: 3457 Stetson Avenue

City: San Diego State: CA Zip: 92122

Phone No.: (858) 405-6651 Fax No.: \_\_\_\_\_ Email: darrenbwy@gmail.com

Signature:  Date: 12.2.19

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Darren Bwy  Owner  Tenant/Lessee  Successor Agency

Street Address: 3457 Stetson Avenue

City: San Diego State: CA Zip: 92122

Phone No.: (858) 405-6651 Fax No.: \_\_\_\_\_ Email: darrenbwy@gmail.com

Signature:  Date: 12.2.19

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
 Upon request, this information is available in alternative formats for persons with disabilities.



NOTICE OF EXEMPTION

(Check one or both)

TO:  X  Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

FROM: City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Name/Number:** Georgia Lofts TM/653775

**SCH No.:** N.A.

**Project Location-Specific:** 4375 Georgia Street, San Diego, CA 92103

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The project is a Tentative Map (TM) to create ten residential condominiums that are currently under construction, and to consolidate two lots into one, on a 0.16-acre site. The project site is located at 4375 Georgia Street in the RM-3-9 (Residential-Multiple Unit) zone of the North Park Community Plan, Parking Standards Transit Priority Area, Transit Priority Area, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA) Review Area 2) and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA). The community plan designates the site as Residential - Very High (55-73 Dwelling units/Acre).

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Bwy Properties (owner), 3457 Stetson Avenue, San Diego, CA 92122, (858) 405-6651

**Exempt Status:** (CHECK ONE)

- ( ) Ministerial (Sec. 21080(b)(1); 15268);
- ( ) Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ( ) Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- (X) Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15305 (Minor Alterations in Land Use Limitations).

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15305 which addresses minor alterations in land use limitations, in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ( ) Yes ( ) No

# ATTACHMENT 8

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

  
\_\_\_\_\_  
Signature/Title      Senior Planner

October 5, 2020  
\_\_\_\_\_  
Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



**NORTH PARK PLANNING COMMITTEE (NPPC)**

**Corrected Meeting Minutes**

**May 19, 2020; 6:30 pm**

**Meeting held Virtually Via Zoom Platform**

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**I. Parliamentary Items**

**1. Call to Order, Roll Call and Attendance Report**

Member	Steve Billings	Steve Doster	Daniel Gebreselassie	Arash Kahvazadeh	Marc Gould	Sarah McAlear	Aria Pounaki	Jen Spencer	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez	René Vidales	Randy Wilde
Attendance	1	2	3	4		5	6	7	8	9	10	11		12	13
Late															
Absences	1	3	1	2	5	2	1		3	1	2		3		1

**2. Modifications to the NPPC Agenda**

**a. Consent Agenda**

i. Urban Design/Project Review. Members present: Stayner, Pounaki, Hill, Taylor, Vidales.

1. **Map Waiver for project located at 4078 Arizona St. (Process 3) Project Number 635766.** The project seeks a map waiver for the conversion of two existing single residential dwelling units into two residential condominium units. The property is 0.12 acres in size and located in the RM-3-7 Zone of the North Park Community Plan area. Kent Smith, applicant. **SUBCOMMITTEE MOTION:** *To approve the Map Waiver for 4076 & 4078 Arizona St. Taylor/Stayner 5-0-0*

ii. Public Facilities & Transportation. Members present: Doster, Kahvazadeh, Bonn, Hill, Steppe, Vidales

1. **Energy Franchise Agreement Letter of Support.** Full board heard this item in January, subcommittee heard presenters in February and crafted a letter of support in March. **SUBCOMMITTEE MOTION:** *To send attached letter on upcoming energy franchise agreement(s) drafted based on discussion at the January full board meeting, and February & March subcommittee meetings. Doster/Bonn 4-1-0 (Kahvazadeh against)*

**MOTION:** *To approve Consent Agenda. McAlear/On Consent 13-0-0*

3. **Agenda:** Adoption of the May 19, 2020 NPPC Agenda.

**MOTION:** *To Adopt May 19, 2020 Agenda as modified with Texas Street Resurfacing as Action Item #4. Gebreselassie/Tucker 13-0-0.*

4. **Minutes:** Approval of the February 18, 2020 Minutes.

**MOTION:** *To approve February 18, 2020 Meeting Minutes. Wilde/Tucker 13-0-0*

5. **Treasurer’s Report:** Sarah McAlear/Randy Wilde. The account balance is \$1,019.47. There will be expenses to be approved to host virtual meetings

6. **Withdraw previous resignation of NPPC board member.** Previous resignation was timed to take place prior to the March election which has not taken place. The proposal is to reinstate board

member for them to continue serving until the election takes place or until they no longer qualify to serve, whichever comes first.

**MOTION: To approve withdrawal of previous resignation for board member Rene Vidales, reinstate him to continue serving until the election takes place or until he no longer qualifies to serve, whichever comes first. Gebreselassie / Kahvazadeh 12-0-1 (Vidales abstaining due to being the subject of the motion)**

## II. Non-Agenda Public Comment:

1. Brenda Martin. Mentioned it seems odd that the committee is approving Map Waiver for project located at 4078 Arizona St. (Process 3) Project Number 635766, when the base zoning should have allowed a denser project.
2. Stephen Whitburn. Updated the committee on his campaign for City Council and provided his contact information.
3. Rich Geisler. Comment on the pipe replacement project and the repaving issues on the intersection of Redwood and 30<sup>th</sup>. Displeased with the state of project progression and strategies.
4. Toni Duran. Updated the committee on her campaign for City Council, provided directions to resources available on her campaign website.
5. Matthew Thompson. Comment that voice votes would be preferable on contentious issues when using digital mediums for meeting.
6. Will Neblett. Comment on a craftsman home that was replaced by apartments without parking. Granada and Myrtle (northwest corner).
7. Gina Maklary. Suggested the idea to have live musicians at the corner of 30<sup>th</sup> and Polk when things start to reopening.
8. Anthony Watson. Expressed appreciation for the online format of this meeting and suggested that we create options for online accessibility in future meetings.

## III. Announcements & Event Notices:

1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year-round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
2. **Parks Master Plan Update.** The Parks Master Plan is a plan for an interconnected Citywide parks system with opportunities for everyone to get outside and play while fostering social interactions, cultural, activities, and exercise, as well as providing urban respite, enjoyable transportation options, and an increased tree canopy cover. A key component of the Parks Master Plan is equity and access-based goals that prioritize areas with park standard and park service gaps. The proposed amendment to the General Plan Recreation Element includes amendments to reflect the new policies in the Parks Master Plan. You can provide feedback by completing a survey at: [https://docs.google.com/forms/d/e/1FAIpQLSdVfpgiYuBtymDWQcP-wjN773jC\\_E6Zph9k9vSG\\_jNbJj\\_KOg/viewform](https://docs.google.com/forms/d/e/1FAIpQLSdVfpgiYuBtymDWQcP-wjN773jC_E6Zph9k9vSG_jNbJj_KOg/viewform)  
The draft documents were posted on April 24, 2020 and are available at <https://www.sandiego.gov/planning/programs/completenesscommunities/play-everywhere>

## IV. Elected Official & Planner Reports:

1. **Robert (Bobby) Case, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, [robert.case@mail.house.gov](mailto:robert.case@mail.house.gov). No report.
2. **Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090.  
Assemblymember Todd Gloria joined the meeting to share the following:
  - a. Sacramento legislators are meeting again, and the budget is radically different than previously shared
  - b. We are moving into Stage 2 of the Governor's plan for reopening
  - c. The date for full reopening is still uncertain. Stage 3 likely to take place in June
  - d. Unemployment claims are up, \$17B has been paid out, and for new claims, the office of the assemblyman can be reached out to for more assistance.

Questions:

- What is the state of conversations for forbearance on leases for unopened businesses? A: It seems that the forbearance would be extended

- Are there plans for additional unemployment benefits to be provided by the state of California? A: Unlikely that there would be state funds for enhanced benefits, this would likely come from the Federal Government.

- What is being done to target the additional pressure from homeless individuals in the community? A: From a state perspective, the management falls onto the local level, however investment from the state is continuing for homelessness.

3. **Chevelle Newell-Tate, Hon. Toni Atkins, State Senate Dist. 39**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov).

Reiterated many points from Assembly member Todd Gloria.

Seniors in need of food can call 211 to establish eligibility for senior program.

4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3**, 619-236-6633 [BWeise@sandiego.gov](mailto:BWeise@sandiego.gov).

The council member has been working with the community during the pandemic to help answer questions and be available for requests. Of note, Brett shared the following:

- a. The council member is working on the budget and the fiscal situation is difficult. More information will be available in future updates.
  - b. Two Streets were nominated in District 3 for the Slow Streets Program
  - c. Proposed 5 million dollars of CARES Act funding to reimburse city employees for childcare costs
5. **Bernie Turgeon, Planning Department**, 619-533-6575, [BTurgeon@sandiego.gov](mailto:BTurgeon@sandiego.gov).
- a. Gave an update on a North Park Community Plan Amendment for Florida Street which had garnered a lot of resident interest. This was a cleanup item from the Planning Department as an oversight from the 2016 North Park Community Plan Update. The project is on a temporary pause, there are no tentative dates for public hearings.

#### V. Action Items

1. **Georgia Lofts at 4375 Georgia St. (Process 4), Project Number 653775**. Tentative Map to create ten residential condominiums (under construction) and the consolidation of two lots into one. The 0.16-acre site is located at 4375 Georgia St. in the RM-3-9 zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, the Transit Area, and the Transit Priority Area within the North Park Community Plan area and Council District 3. Travis Cleveland, Project Manager, [tcleveland@sandiego.gov](mailto:tcleveland@sandiego.gov), 619-446-5407; Antony Christensen, engineer representing applicant, [ceands@aol.com](mailto:ceands@aol.com), 858-271-9901

Anthony Christensen made a short presentation. Anthony explained that this project is not up for design review, but rather is up for map review (which is technical process for dividing land).

#### *Board Comment:*

- Billings: Why is this being pursued now? Is this a way to avoid design input from the community? A: The building is already under construction, this is being filed in preparation of the apartment's completion.
- Doster: What is the arrangement being made for bicycle storage? A: Cannot comment unequivocally what the storage for bicycles will be.
- Gebreselassie: Were there any variances that had been requested? A: There were no variances.
- Kahvazadeh: Clarifying question on what the action item was. A: This is a mechanism to sell condominiums for units that were previously earmarked for apartment rentals.
- Spencer: Commented that this seems like a type of project that we continue to see in the committee.
- Stayner: Commented that she understands the developers position to use this mechanism.
- Stucky: Reiterated the comments from Melissa.
- Tucker: Reiterated the comments from Melissa.

#### *Public Comment:*

- Melissa Smith: Opposed comments from members of the board that sided with developers because it allows developers to skirt rules that have important underpinnings.
- Renay Johnson: This seems to be a consistent issue for the committee, why approve the map waivers? A: Sarah M. responded with some legacy information on why this is the case

After further discussion the following motion was made:

**MOTION: The NPPC approves the Tentative Map for Georgia Lofts at 4375 Georgia St. because increasing access to opportunities to home ownership increases neighborhood stability and desirability. However, the NPPC strongly believes that the often-used “dual tracking” method of initially permitting a building as apartments, to later change to condominiums, deliberately circumvents neighborhood input into the design process. NPPC would like to work with city staff to improve upon this process. McAlear/Pounaki 12-1-0 (Gebreselassie voting against)**

2. **Appoint Howard Blackson as NPPC representative to the Balboa Park Committee (BPC).** Howard Blackson’s appointment as a member the BPC has already been recommended by the offices of the City Attorney, the Mayor and Councilmember Ward.

Howard Blackson introduced himself to the board.

*Board Comment:*

- Stuckey: Added that the ordinances state that the representative should be a NPPC committee member. Chair Vidales responded that in the past NPPC has voted to have community members who are qualified and have previously registered be a representative to other bodies

*Public Comment:*

- Vicki Granowitz spoke in favor of Howard Blackson, and reiterated that the current NPPC bylaws allows for a qualified community member to be an NPPC representative to other bodies, as long as they are voted by the board

After further discussion the following motion was made:

**MOTION: The NPPC votes to appoint Howard Blackson as the NPPC representative to the Balboa Park Committee. McAlear/Spencer 12-1-0 (Stucky opposing)**

3. **North Park Open Air on 30th St. Pilot Program.** North Park Main Street is proposing a plan to increase the useable space for businesses along 30<sup>th</sup> Street to enable businesses to expand their capacity and safely serve more patrons in the public right of way. The Pilot Program would close 30<sup>th</sup> Street to traffic during operating hours thereby allowing businesses to place tables and chairs in street while providing social distancing opportunities for dining. Angela Landsberg, North Park Main Street [angela@northparkmainstreet.com](mailto:angela@northparkmainstreet.com).

Angela Landsberg made a short presentation discussing the merits of the plan using a PowerPoint presentation.

*Board Comment:*

- Wilde: Expressed his support but voiced concern for the area becoming a hangout area
- Tucker: Expressed her support and mentioned how important this is to the survival to the small businesses in North Park
- Taylor: Asked what the approval process would be. A: the approval would come from the city, Development Services or Special Events
- Stucky: Asked about curbside pickup, is there a capacity on the side streets for curbside pick up? A: Most curbside pickup is on foot currently
- Stayner: Spoke in favor

- Spencer: Labeled the proposal as amazing; spoke in favor
- Pounaki: Spoke in favor
- McAlear: Spoke in support of the pilot
- Kahvazadeh: Thinks this could be a good concept, but its important to set success criteria, important to think about loading zones and bus access
- Gebreselassie: Is sympathetic to the plight of the businesses, but thinks that 10am-10pm as a time range is excessive and problematic, as are days like Thursdays and Sundays. He also noted that pedestrian safety in terms of the virus is compromised by this project. Willing to support given these challenges. Offered the idea of using the alleys instead of the street space.
- Doster: He is supportive
- Billings: He is supportive
- Vidales: He is supportive

*Public Comment:*

- Matthew Segal: Spoke highly in favor of the plan because of what it would mean to small businesses in North Park.
- Matthew Thompson: Asked what operating hours would be, what kind of safety issues would be implemented, and when this would phase out. A: Proposed hours are 10am-10pm
- Catherine Greene: Had a question about how the buses would be handled, the impact on the bike lanes, and the foresight to sanitation. A: Buses would have to be rerouted, no answer on the bike lanes, sanitation would be the responsibility of the restaurants as it is now and will be overseen by the County Health Department.
- Mary Harrison: Asked how many restaurants would be participating? A: 9 restaurants are initially interested in participating.
- Liz Saba: Is concerned what it would mean to her business to have the streets closed. A: Liz's business would likely not be affected because of its location
- Pat Sexton: Investigated by doing street level questioning of businesses asking about how they felt about the impact of loss of parking would mean to them. There were several people that were concerned. Does not support the proposal.
- Ginger Partyka: Thinks this could be an innovative idea and shared examples from other countries where this could enhance the community. Said if this was successful she'd like to see something similar on 30<sup>th</sup>.
- Jeff Kiyama: Mentioned he is in favor of the proposal and shared his own viewpoint as a restaurateur.
- Anthony Vitti: Asked how a decision will be made at the end of the 2-week pilot period. A: there will be criteria to see if it has a meaningful impact
- Rich Geisler: Thinks this is great in concept.
- Melissa Smith: Thinks this is the most exciting use of space in the city of San Diego.
- Chris Clark: Thinks this is a fantastic idea.
- Monica de la Cruz: Expressed her support.
- Andrew Villegas: Voiced his support.
- Dermot Rodgers: Shared his excitement with this experiment. Wants to see some parking solutions.
- Christopher Robert: Loves the idea and shared some evidence that it might be favorable for overall health
- Yali Bair Ruiz: Owns Splash Wine Bar and reiterated that this could be life or death for some businesses.
- Peter Casellini: He is the area planner for MTS and expressed his support but did mention that buses would have to move to residential streets. If the lane is widened from 20' to 22' buses could still use 30<sup>th</sup>.

After further discussion the following motion was made:

**MOTION: For NPPC to support the North Park Open Air on 30<sup>th</sup> Street proposal.  
Kahvazadeh /Billings 13-0-0**

4. **Texas St. Resurfacing.** The proposed resurfacing on Texas Street is between El Cajon Blvd. and Madison Ave. According to presenter, resurfacing projects are using SB-1 funds, which by law requires the city to implement complete streets designs. Several deaths have occurred on Texas St. Texas St. is identified in Community Plan and the Bicycle Master Plan as a Class II bicycle route. Presenter is requesting a letter from NPPC be sent to the City supporting a safer Texas Street. Item requested by Brer Marsh, resident. *SUBCOMMITTEE MOTION: To request city staff present to NPPC options evaluated for assessing the feasibility of complete streets elements including (not limited to) pedestrian safety improvements, bike lanes, and/or improved access to transit per SB-1 Sec 2030(f) mandate, as part of the resurfacing projects on (a) Texas St. between Madison Ave. and El Cajon Blvd., (b) Texas St. between Upas St. and University Ave., and (3) Madison Ave. between Texas St. and Utah St. Presentation to be made prior to resurfacing project. Kahvazadeh/Stucky 6-0-0*

Brer Marsh shared a presentation on SB1 funds and how streets being resurfaced using those funds by law must consider pedestrian and bike enhancements.

*Public Comment:*

- Melissa Smith: Asked what the outcome of the subcommittee was. A: The subcommittee more or less asked for input from the City on what all the options were for these enhancements.
- Pat Sexton: Shared police reports of fatalities that have occurred on Texas, she shared that there had been 2 recent deaths, not “several”
- Kate Callen: Directed a question to Brer about what the impact would be to a Texas street with said improvements. A: Committee members shared that this is simply a request for more information from the City with a study of what options exist.
- Paul Jamason: Shared that he is supportive of safer facilities

*Board Comment:*

Kahvazadeh: Added that the subcommittee motion was literally only a request for a feasibility study.

**MOTION: To accept the original subcommittee motion as voted upon. SUBCOMMITTEE MOTION: To request city staff present to NPPC options evaluated for assessing the feasibility of complete streets elements including (not limited to) pedestrian safety improvements, bike lanes, and/or improved access to transit per SB-1 Sec 2030(f) mandate, as part of the resurfacing projects on (a) Texas St. between Madison Ave. and El Cajon Blvd., (b) Texas St. between Upas St. and University Ave., and (3) Madison Ave. between Texas St. and Utah St. Presentation to be made prior to resurfacing project. Kahvazadeh /Doster 13-0-0**

VI. **Information Item:**

1. **ACLU Police Scorecard Report.** Presentation by the American Civil Liberties Union (ACLU) on SD police scorecard report. Report available at <https://policescorecard.org/assets/san-diego/police-scorecard-san-diego-report.pdf>. Chelsey Birgisdottir, Policy Associate, ACLU of San Diego, [CBirgisdottir@aclusandiego.org](mailto:CBirgisdottir@aclusandiego.org)

Chelsey Birgisdottir made a presentation demonstrating the unequal treatment of minority groups by the SDPD. Chelsey shared a call for action and ways to get involved as well as contact information.

VII. **NPPC Reports.** No Reports were given due to time constraints

VIII. **Future NPPC Meeting Date:** Next meeting is Tuesday, June 16, 2020 at 6:30 p.m.

IX. **Adjournment.** Meeting adjourned at 9:33 p.m.



# TENTATIVE MAP NO. 2375818 CONDOMINIUM CREATION PTS NO. 653775

## LEGAL DESCRIPTION

LOTS 5 AND 6 IN BLOCK 99 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF MADE BY G.A. DHEMECOURT IN BOOK 8, PAGE 36 ET SEQ OF LIS PENDENS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SAN DIEGO, CALIFORNIA.

APN: 445-322-03-00

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS ASSUMED. THE BEARING FOR THE NORTH LINE OF LOT 5 IN BLOCK 99 OF UNIVERSITY HEIGHTS, MAP NO. 558, IS NORTH 89°46'30" WEST.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID BASIS.

## BENCHMARK

CITY OF SAN DIEGO BRASS PLUG LOCATED AT THE SOUTHWESTERLY CORNER OF EL CAJON BOULEVARD AND FLORIDA STREET.  
ELEVATION 307.30' MEAN SEA LEVEL (N.G.V.D. 1929).

## NOTES

- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS A SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED MAY 10, 2018.
- THE USE OF PROPOSED LOT IS FOR 10 RESIDENTIAL CONDOMINIUM UNITS.
- THE SUBJECT PROPERTY IS SERVED BY SEPARATE SANITARY SEWER LATERAL AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
- THE EXISTING NUMBER OF LOTS IS TWO. THE PROPOSED NUMBER OF LOTS IS ONE.
- DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
- NAD27 COORDINATES = 214-1725. NAD83 COORDINATES = 1854-8285.
- THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 10.
- THE TOTAL AREA OF THE PROJECT IS 0.160 ACRES.
- THE SOURCE OF TITLE INFORMATION IS PRELIMINARY TITLE REPORT PREPARED BY CORINTHIAN TITLE COMPANY, ORDER NO. 105244-PD, DATED NOVEMBER 20, 2019.
- APPROVAL OF A TENTATIVE MAP IS REQUESTED.
- A WAIVER OF UNDERGROUNDING OF OVERHEAD UTILITIES IS REQUESTED. THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDING WITH THE APPROPRIATE PERMITS.
- ONGOING CONSTRUCTION IS BY BUILDING PERMIT APPROVAL NUMBER 2217216 (PTS 621859) AND RIGHT OF WAY PERMIT APPROVAL # 2238736 & PTS # 626113
- NO TRANSIT STOPS EXISTS OR ARE PROPOSED ADJACENT TO PROJECT.
- SEE PLUMBING PERMIT APPROVAL NUMBER 2217226, FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES, ON EACH WATER SERVICE (DOMESTIC, FIRE, AND IRRIGATION). DEVICES SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
- THE SUBDIVIDER SHALL PREPARE CC&RS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES THAT SERVE OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT.
- A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

## TITLE NOTES

NO EASEMENTS AFFECT SUBJECT PROPERTY. NO EASEMENTS ARE PROPOSED.

## OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

DATE: 10-6-20

DARREN BWY  
BWY PROPERTIES, LLC  
3457 STETSON AVE  
SAN DIEGO, CA 92122

Prepared By:  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVENUE, SUITE 'J'  
SAN DIEGO, CA 92128  
PHONE (858)271-9901

Project Address:  
4375 GEORGIA STREET  
SAN DIEGO, CA 92103

Project Name:  
GEORGIA LOFTS  
TENTATIVE MAP

Sheet Title:

Revision 5:  
Revision 4:  
Revision 3:  
Revision 2: 07-23-20 ADDRESS CITY COMMENTS  
Revision 1: 05-05-20 ADDRESS CITY COMMENTS

Original Date: DECEMBER 02, 2019

Sheet 1 of 2 Sheets

## TENTATIVE MAP

## DEVELOPMENT SUMMARY

### PROJECT SUMMARY:

THIS PROJECT PROPOSES THE CREATION OF 10 RESIDENTIAL CONDOMINIUM UNITS ON A VACANT PARCEL. PROJECT IS UNDER CONSTRUCTION.

NO ADDITIONAL DEVELOPMENT IS PROPOSED FOR THIS PROJECT. CONSTRUCTION OF THE PROJECT IS BY BUILDING PERMIT APPROVAL NUMBER 2217216 (PTS 621859) AND RIGHT OF WAY PERMIT APPROVAL NUMBER 2217236 (PTS 626113).

THE PROJECT REQUESTS TENTATIVE MAP APPROVAL FOR LOT CONSOLIDATION AND CREATION OF A ONE CONDOMINIUM LOT.

### USES:

CURRENT USE: VACANT - MULTI RESIDENTIAL

PROPOSED USE: RESIDENTIAL - MULTIPLE UNIT RESIDENTIAL - CONDOMINIUM

### TYPE OF CONSTRUCTION/OCCUPANCY CLASSIFICATION:

CONSTRUCTION CLASSIFICATION:  
TYPE (VB) WITH AUTOMATIC SPRINKLER SYSTEM

### OCCUPANCY CLASSIFICATION:

RESIDENTIAL GROUP R-2  
PRIVATE GARAGE GROUP U

### ASSESSOR PARCEL NO. AND ADDRESS

ASSESSOR'S PARCEL NUMBER: 445-322-03-00

ADDRESS: 4375 GEORGIA STREET  
SAN DIEGO, CA 92103

### OWNER:

BWY PROPERTIES, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY  
3457 STETSON AVENUE  
SAN DIEGO, CA 92122

### ZONING:

ZONE RM-3-S (NORTH PARK COMMUNITY PLAN)  
OVERLAY ZONES:  
AIRPORT INFLUENCE AREA  
FAA NOTICING AREA  
PARKING STANDARDS TRANSIT PRIORITY AREA  
RESIDENTIAL TANDEM PARKING  
TRANSIT AREA  
TRANSIT PRIORITY AREA  
SETBACK:  
FRONT YARD: 10' MIN/20' STANDARD  
SIDE YARD: 5'  
REAR YARD: 5'

### AREA:

SITE AREA: 0.160 ACRES (6,979 SQUARE FEET)  
GROSS FLOOR AREA  
12,704 SQUARE FEET LIVING  
3,078 SQUARE FEET PARKING (2X FOR LIFTS)  
1,265 SQUARE FEET DECK

### UTILITY TABLE

TELE (A/T): UNDERGROUND  
CATV (C/C): UNDERGROUND  
ELEC (S/D&E): OVERHEAD

### LEGEND

- PROPERTY LINE / TM BOUNDARY
- EXISTING CONTOUR
- PROPOSED CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED PVC DRAIN
- PROPOSED CONCRETE SURFACE
- PROPOSED VEGETATED AREA
- PROPOSED RETAINING WALL
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- PROPOSED GARAGE BUILDING WALL
- PROPOSED RIP RAP
- DOWNSPOUT LOCATION
- DRAINAGE DIRECTION
- PROPOSED CURB AND GUTTER PER SDG-151
- PROPOSED SIDEWALK PER SDG 155
- PROPOSED SIDEWALK UNDERDRAIN (2) PER D.27 (SEE EMRA APPROVAL NO. 2238753)
- PROPOSED 1212 CATCH BASIN
- PROPOSED STREET LIGHT PER CURRENT CITY STANDARD



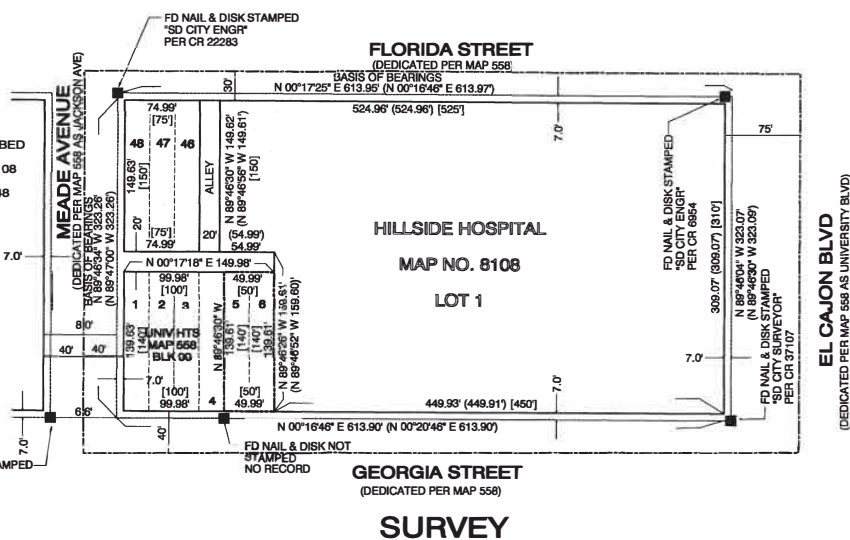
SCALE: 1" = 10'

**CE & S** CHRISTENSEN ENGINEERING & SURVEYING  
CIVIL ENGINEERS LAND SURVEYORS  
7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126  
TELEPHONE: (858)271-9901 EMAIL: ceands@aol.com

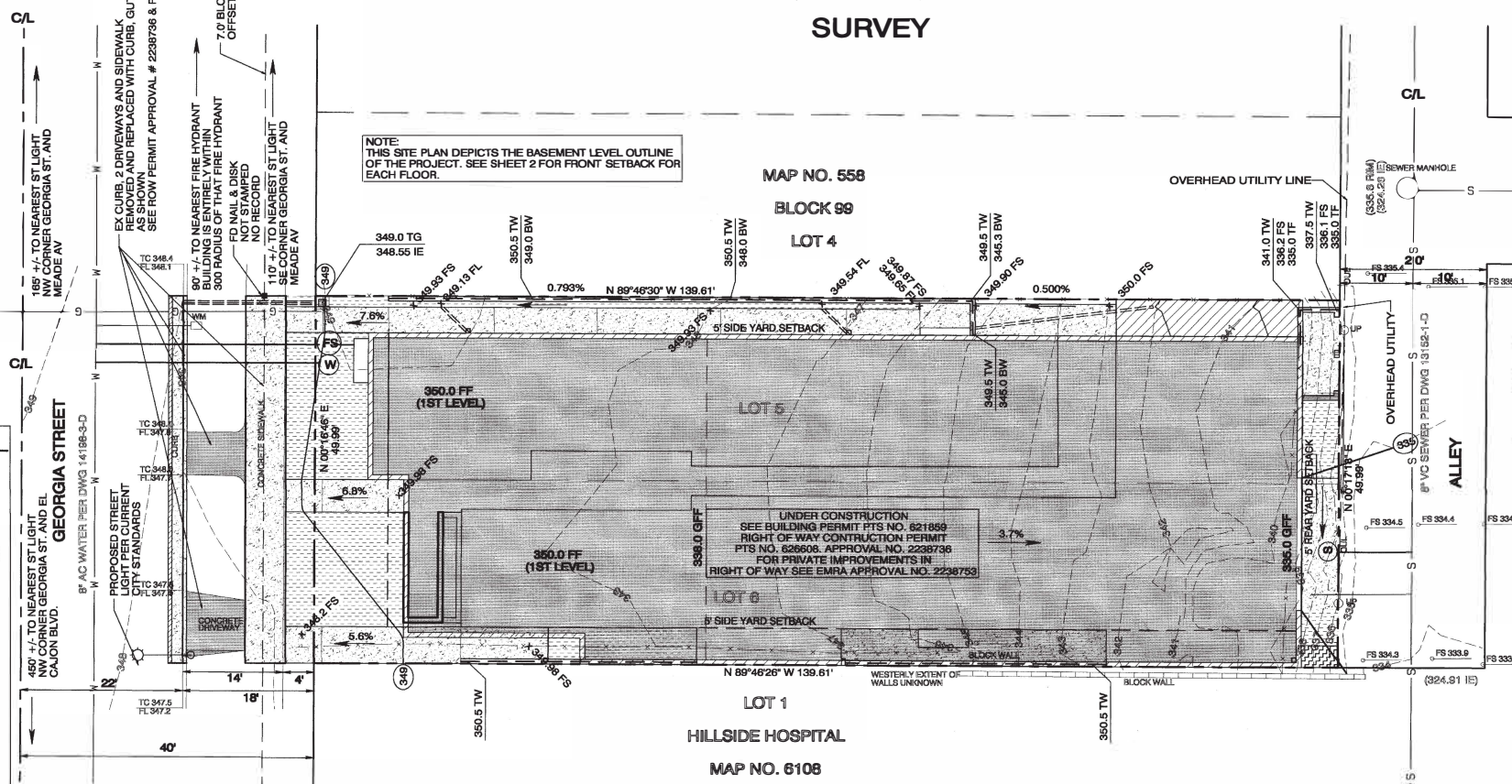
- LEGEND:**
- INDICATES FOUND NAIL & DISK AS DESCRIBED
  - INDICATES RECORD DATA PER MAP NO. 6108
  - INDICATES RECORD DATA PER MAP NO. 448



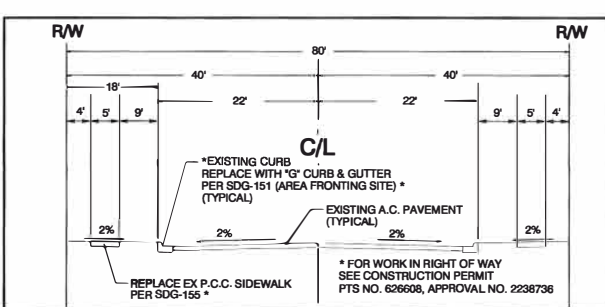
SCALE: 1" = 80'



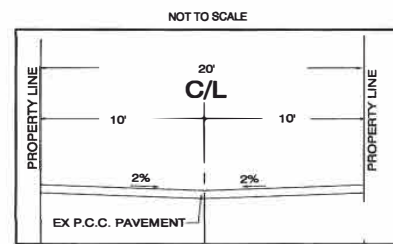
NOTE: THIS SITE PLAN DEPICTS THE BASEMENT LEVEL OUTLINE OF THE PROJECT. SEE SHEET 2 FOR FRONT SETBACK FOR EACH FLOOR.



## SITE PLAN



STREET SECTION: GEORGIA ST



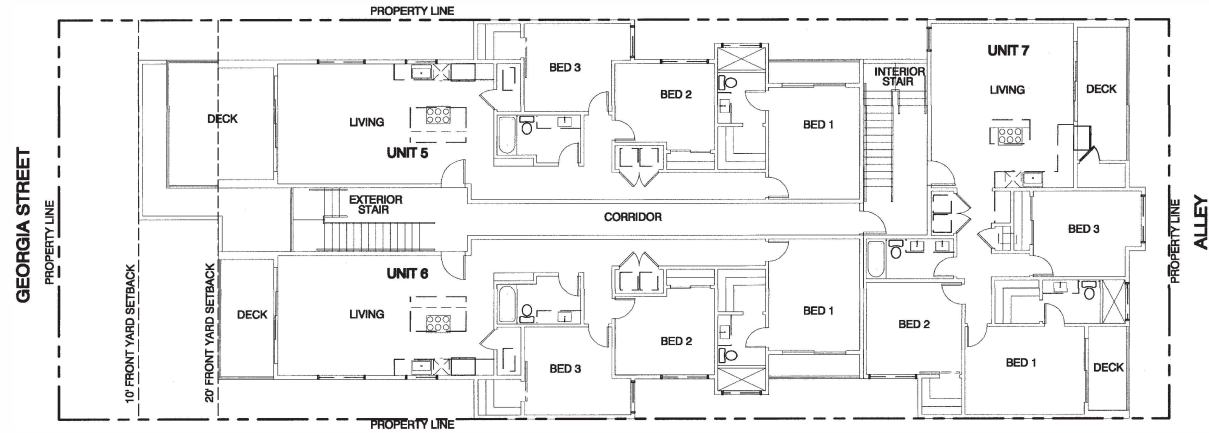
UNNAMED ALLEY SECTION

NOT TO SCALE  
ANTHONY K. CHRISTENSEN, LS7508  
EXP. 12-31-21

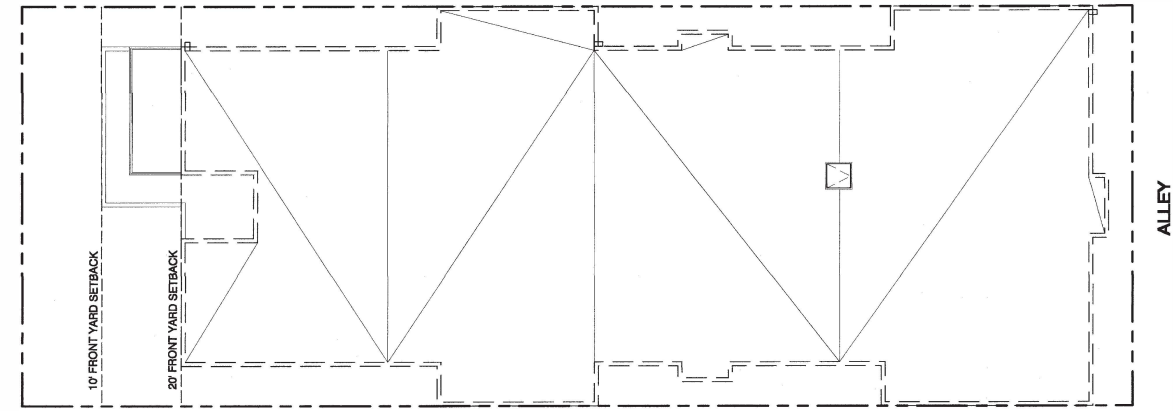


JULY 23, 2020  
DATE

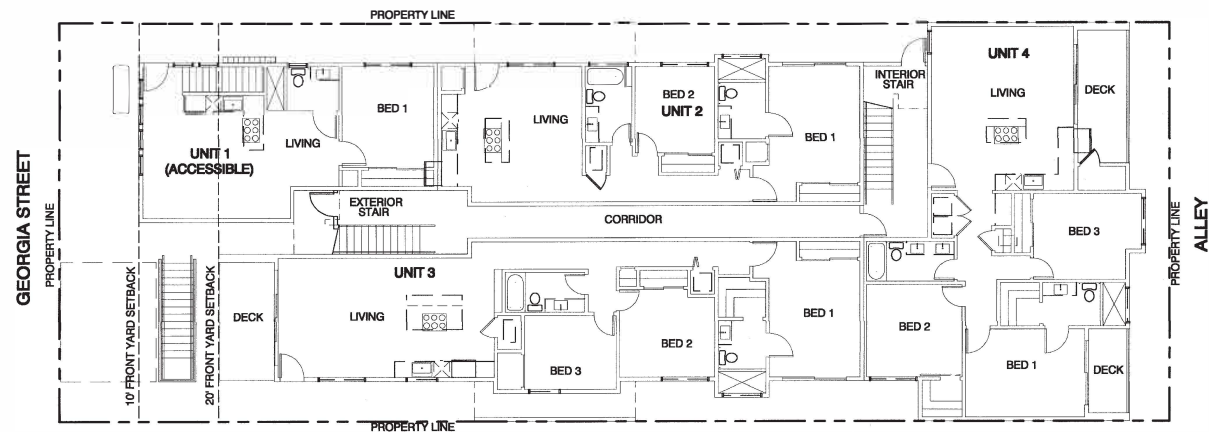
TENTATIVE MAP NO. 2375818  
 CONDOMINIUM CREATION  
 PTS NO. 653775



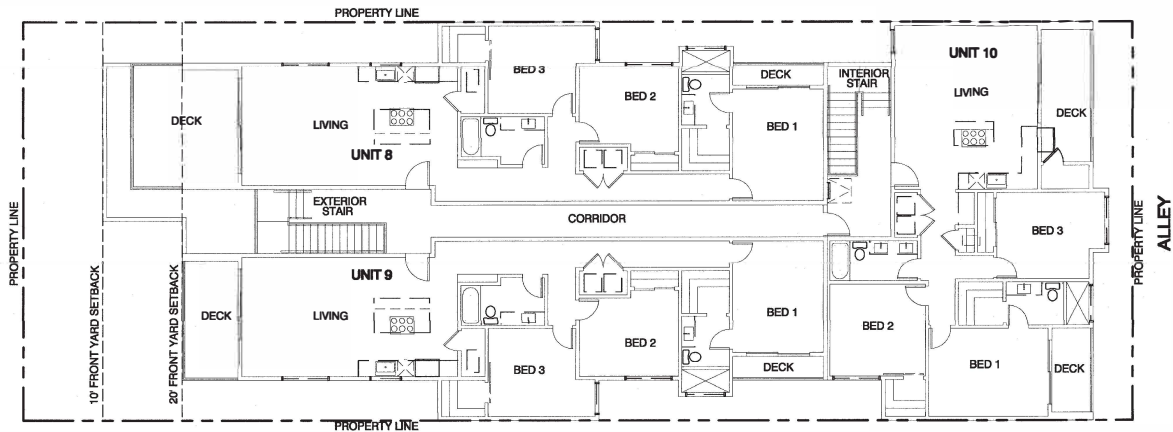
SECOND LEVEL



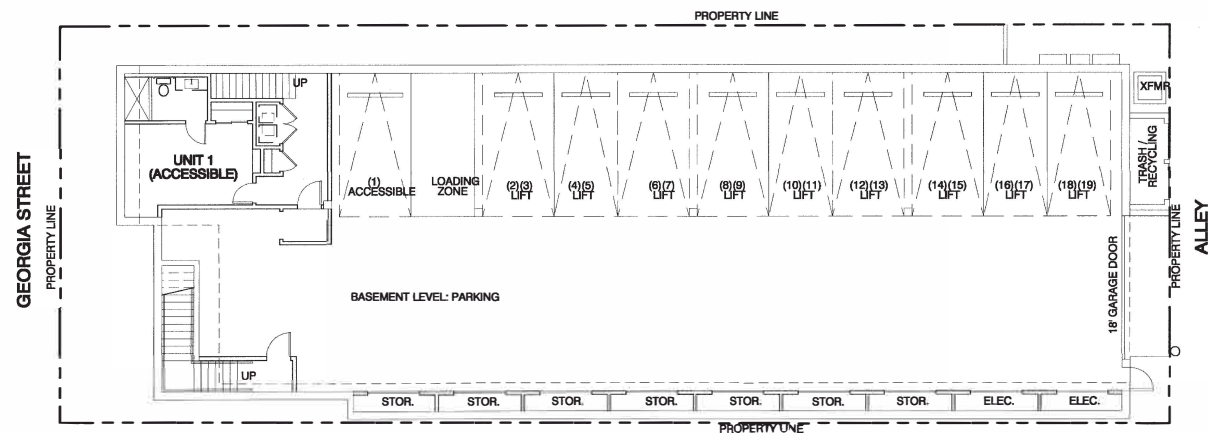
ROOF LEVEL



FIRST LEVEL



THIRD LEVEL



LOWER LEVEL

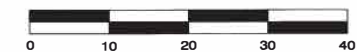
RESIDENTIAL UNIT TABULATION

UNIT	LIVING AREA	PARKING AREA	DECKAREA	BEDROOMS	PARKING SPACES PROVIDED	PARKING SPACES REQUIRED
1	1,150 SF	162 SF	0 SF	1	1	1.25
2	964 SF	324 SF (LIFT)	0 SF	2	2	1.75
3	1,328 SF	324 SF (LIFT)	101 SF	3	3	2.00
4	1,264 SF	324 SF (LIFT)	154 SF	3	3	2.00
5	1,368 SF	324 SF (LIFT)	223 SF	3	3	2.00
6	1,268 SF	324 SF (LIFT)	128 SF	3	3	2.00
7	1,264 SF	324 SF (LIFT)	154 SF	3	3	2.00
8	1,368 SF	324 SF (LIFT)	223 SF	3	3	2.00
9	1,368 SF	324 SF (LIFT)	128 SF	3	3	2.00
10	1,264 SF	324 SF (LIFT)	154 SF	3	3	2.00
					19 SPACES PROVIDED	19 SPACES REQUIRED

TOTAL OFF-STREET PARKING SPACES:  
 SPACES REQUIRED PER TABLE 142-05C (1.25 SPACES/ 1 BDRM UNIT X 1 UNITS) = 1.25 SPACES  
 (1.75 SPACES/ 2 BDRM UNIT X 1 UNITS) = 1.75 SPACES  
 (2.00 SPACES/ 3 BDRM UNIT X 8 UNITS) = 16 SPACES  
 SPACES REQUIRED = 19 SPACES  
 SPACES PROVIDED = 19 SPACES ONSITE (18 SPACES PROVIDED BY LIFTS)



SCALE: 1" = 10'



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 SAN DIEGO, CA 92103

Project Name:  
 GEORGIA LOFTS  
 TENTATIVE MAP

Sheet Title:

Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2: 07-23-20 ADDRESS CITY COMMENTS  
 Revision 1: 05-05-20 ADDRESS CITY COMMENTS

Original Date: DECEMBER 11, 2019

Sheet 2 of 2 Sheets

TENTATIVE MAP



*Anthony K. Christensen*

ANTHONY K. CHRISTENSEN, LS7508

EXP. 12-31-21

JULY 23, 2020  
 DATE